

35th Street Apartments

Project Summary

Housing Type: Young Adult Rental Apartments

Location: 4760 35th Street

Living Space: 5,414 sq ft

Total Units: 8 units

Affordable Units: 7 units

Income Mix:

Very Low	Low	Mod	Unrestricted
0	7	0	0

Affordable Unit Mix:

0 BD	1BD	2BD	3BD	4BD
0	2	5	0	0

Development Team

Developer: San Diego Youth and Community Services

Development Budget

Total Development Costs: \$1,529,887

Agency Subsidy Requested: \$1,116,887

Agency Subsidy per Unit: \$139,610

Agency Subsidy per Bedroom: \$93,073

Funding Sources: Redevelopment Agency Grant, HOME program

Project Description

The project is a two-story 8-unit affordable housing development consisting of rental apartments for low and moderate income (at or below 50% AMI) young adults and single mothers who have aged out of the foster care system as well as one managerial unit. The project was an acquisition and rehabilitation project of the 8-unit apartment complex in Normal Heights. Relocations was a required element for the plan. The development now serves as transitional 2-year rental housing for homeless young adults to assist foster youth in making the transition to independent living. SDYCS manages the program as well as operates 11 other sites in San Diego.

Notes

- Services include individual case management, independent living skills classes, crisis intervention and special event activities.
- The complex is one block north and within walking distance of the bus stops and the retail and service establishments of Adams Ave. business corridor.
- Rehab consisted of interior and exterior renovations including energy conservation measures, updating of major systems, and correction of safety issues.

Collier Ave

